

IN THE UNITED STATES DISTRICT BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS

United States Courts
Southern District of Texas
FILED

JUN 4 2024

Nathan Ochsner, Clerk of Court

Joanna Burke,

Plaintiff

v.

Deutsche Bank National Trust
Company, PHH Mortgage
Corporation, AVT Title Services,
LLC, DOES 1-10

Defendants

) BANKRUPTCY CASE No.
24-30855

) ADVERSARIAL CASE No.
24-03056 _____

) **PLAINTIFF'S**
) **DECLARATION IN**
) **SUPPORT OF**
) **REQUEST FOR**
) **DEFAULT JUDGMENT**
) **AGAINST**
) **DEFENDANTS**

TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE
JEFFREY P. NORMAN AND ALL INTERESTED PARTIES:

I, Joanna Burke, declare under the penalty of perjury that I am the
Plaintiff in these proceedings, and would make the following statements of
fact in support of the request for default judgment against Defendants:

On March 27, 2024, Plaintiff prepared and posted her Complaint
against Defendants.

On April 4, 2024, the electronic court docket shows entry of Plaintiff

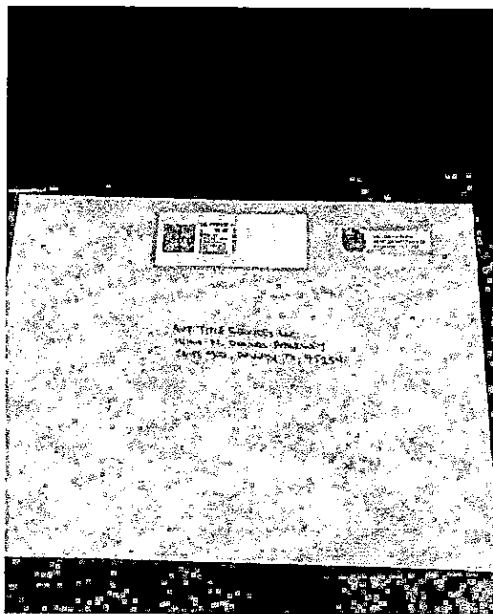
Joanna Burke's [Adversary] Complaint for Damages for Violations of the Automatic Stay by named Defendants.

On April 10, 2024, the electronic court docket shows summons were posted to Plaintiff.

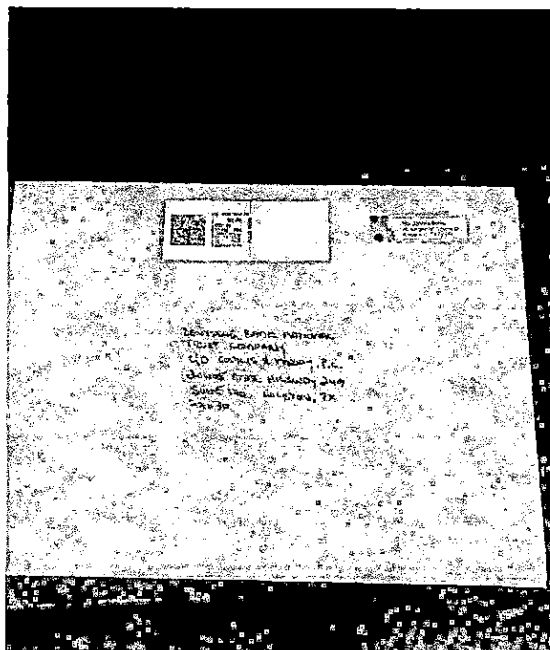
A copy of the Complaint and Original Summons was timely served on Defendants by U.S. first class mail, postage prepaid, addressed to (i) AVT Title Services, LLC, 14160 N. Dallas Parkway, Suite 900, Dallas, Texas, 75254, (ii) Deutsche Bank National Trust Company, c/o Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, Texas, 77070, and (iii) PHH Mortgage Corporation, c/o Hopkins Law, PLLC, 2802 Flintrock Trace, Suite B103, Austin, Texas, 78738.

See; *KSMI Props. LLC v. South (In re South)*, 645 B.R. 205, 206 (Bankr. E.D. Tex. 2022); *Vida v. T.W. Doers Inv. Firm (In re Benitez)*, No. 21-40734-ELM, at *3 (Bankr. N.D. Tex. Oct. 2, 2023).

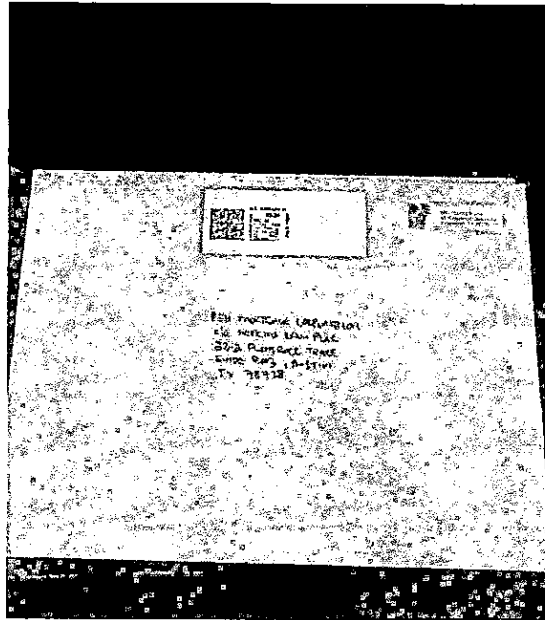
AVT Title Services, LLC Photograph at USPS



DBNTCO Photograph at USPS



PHH Mortgage Corporation Photograph at USPS



At the time of this filing and declaration on May 27, 2024, no response has been received: either in the post or visible on the electronic court docket by any Defendant.

No Defendant has reached out to the Plaintiff regarding the complaint; nor made an appearance; or filed any response or pleadings in relation to these proceedings; or otherwise defended this action in compliance with Federal Bankruptcy Code and Rules. As such, the time in which to do so has expired.

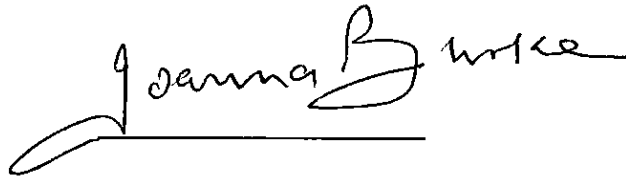
Pursuant Fed. R. Bankr. P. 7012 and Fed. R. Civ. P. 55(a), Plaintiff has filed with this declaration a request for entry of default against the

defaulted Defendants.

VERIFICATION AND DECLARATION

In closing, I, Joanna Burke, as Plaintiff with due authority and competency, resident of Kingwood in the livable forest of Harris County, Texas, born on November 25, 1938 (85 years old), in Kirkintilloch, Scotland, United Kingdom, and currently holding U.S. Citizenship, a valid State of Texas Driver License (last 3 digits are 738), and a Social Security Card (last 3 digits are 874), do solemnly declare under penalty of perjury that the foregoing statements are true and correct. This verified declaration, made under Chapter 132, Civil Practice and Remedies Code, holds significant weight in legal precedent, as evident in *ACI Design Build Contractors Inc. v. Loadholt*, 605 S.W.3d 515, 518 (Tex. App. 2020), *McMahan v. Izen*, No. 01-20-00233-CV, at *15-17 (Tex. App. Sep. 2, 2021), and *In re Whitfield*, No. 03-21-00170-CR, at *1 n.1 (Tex. App. Nov. 10, 2021).

RESPECTFULLY submitted this 27th day of May, 2024.

A handwritten signature in black ink that reads "Joanna Burke". The signature is written in a cursive style with a large, stylized "J" and "B".

Joanna Burke, Harris County
State of Texas / Pro Se
46 Kingwood Greens Dr
Kingwood, Texas 77339
Phone Number: (832) 466-9015
Fax: (866) 705-0576
Email: joanna@2dobermans.com

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing document was served on May 27, 2023 as stated below on the following:

VIA U.S. Mail:

Nathan Ochsner
Clerk of Court
P. O. Box 61010
Houston, TX 77208

Case Manager to Judge Jeffrey P. Norman
Bob Casey United States Courthouse
515 Rusk, Room 403
Houston, Texas 77002

VIA EMAIL

AVT Title Services, LLC,

14160 N. Dallas Parkway,

Suite 900, Dallas, Texas, 75254

Mark D. Cronenwett; (no longer at law firm)

N. Frame; nframe@mwzmlaw.com (of counsel)

K. Mackie; kmackie@mwzmlaw.com

B. Wolf; bwolf@mwzmlaw.com

General Inquiries: litigationfilings@mwzmlaw.com

Deutsche Bank National Trust Company

c/o Codilis & Moody, P.C.

Kathryn N. Dahlin SBOT#24053165

Kerrie S. Mattson-Neal ARDC#6270224

Nicole Bartee SBOT#24001674

Marla A. Skeltis SBOT#24136182

TX.bkpleadingsSOUTH@tx.cslegal.com

20405 State Highway 249, Suite 170

Houston, TX 77070

Telephone: (281) 925-5200

PHH Mortgage Corporation,

c/o Hopkins Law, PLLC,

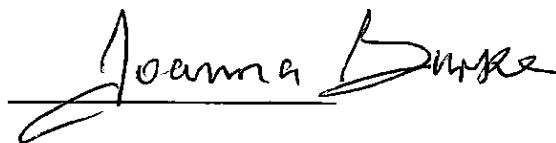
2802 Flintrock Trace, Suite B103,

Austin, Texas, 78738

Shelley Hopkins; shelley@hopkinslawtexas.com

Mark Hopkins; mark@hopkinslawtexas.com

Piper Armstrong; piper@hopkinslawtexas.com

A handwritten signature in black ink, reading "Joanna Burke". The signature is written in a cursive style with a horizontal line underneath the name.

Joanna Burke, Harris County

State of Texas / Pro Se

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Kingwood, Texas 77339

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